

Washoe County Planning Commission



**WTM21-012**  
**(Nine 47 Tahoe)**

September 5, 2023

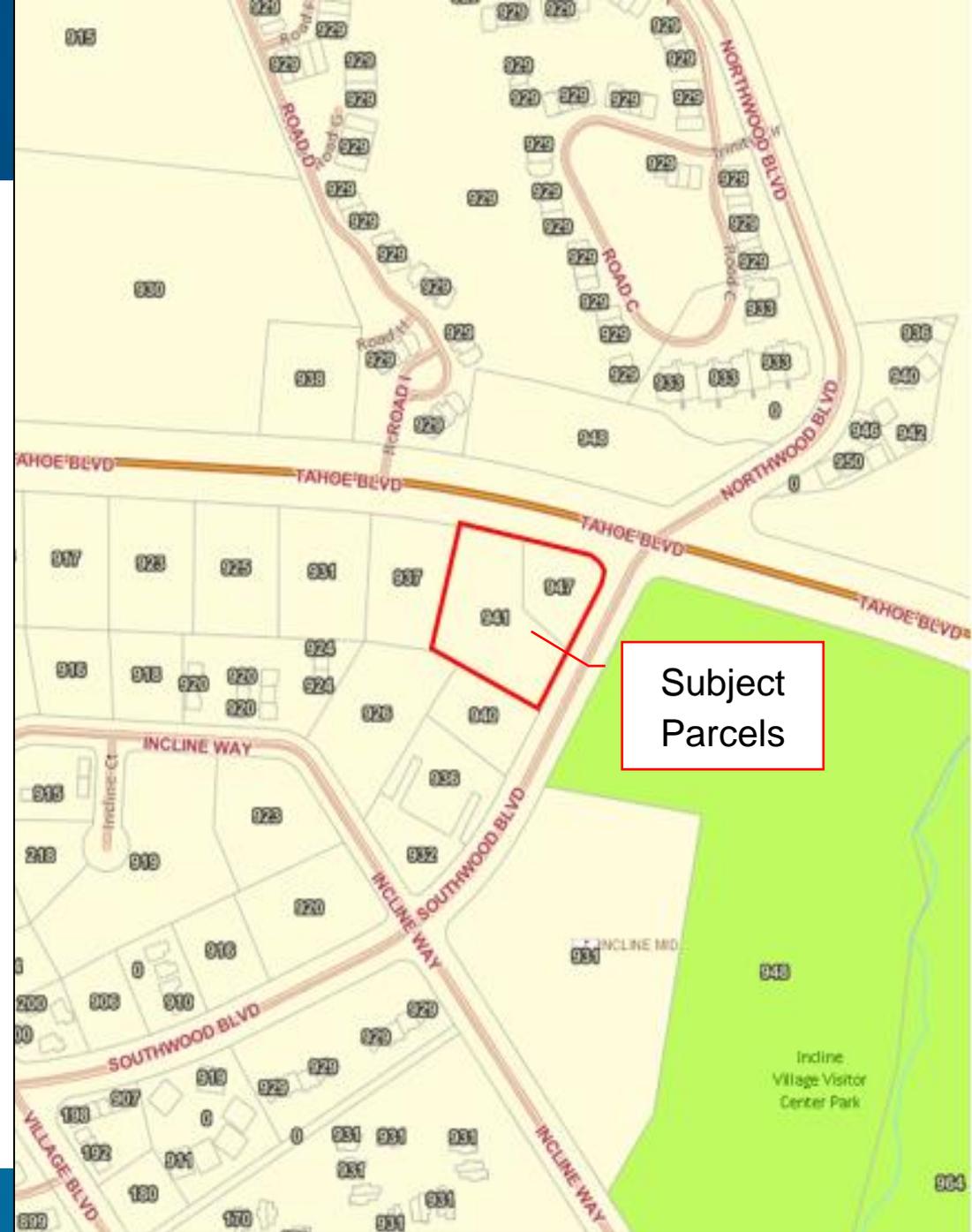
# Project Request



- A Tentative Subdivision Map for a 40-unit residential condominium project, containing 925 square feet of professional office space, on an approximately two-acre site located at 941 and 947 Tahoe Blvd. in Incline Village, Nevada.
- The project area is comprised of two parcels: 1.389 acres and 0.598 acres.
- The parcels will be legally merged into a single parcel, then divided into 40 airspace condominiums with a 1.11-acre common area parcel.

# Vicinity Map

- The project area is located at the eastern intersection of Nevada State Route 28 (SR 28) and Southwood Boulevard. Existing commercial buildings are located west and south of the project area.
- Multi-family residential units are located north (across from SR 28) of the project area, and recreational play fields (Incline Park) adjacent to Incline Middle School are located to the east.



# Background



- June 2022 - TRPA issued a development permit for a mixed-use (multi-family and commercial) development at the project site. The approved project included 40 multi-family units and 925 square feet of commercial office space.
- Following permit approval, the developer requested the conversion of the multi-family rental units into owner-occupied single family dwelling condominiums.
  - This request could not be granted because single-family condominium uses were not an allowable use in Incline Village Commercial - Special Area 1.
- In response, the developer applied for a Development Code Amendment (WDCA22-0003) with the County to amend WCC 110.220.145 to add single family dwellings, limited to air space condominiums, as an allowable use in the Incline Village Commercial (IV-C)- Special Area 1 regulatory zone.
- January 2023 - the Washoe County Board of County Commissioners (BCC) approved the development code amendment to amend Washoe County Code as requested.

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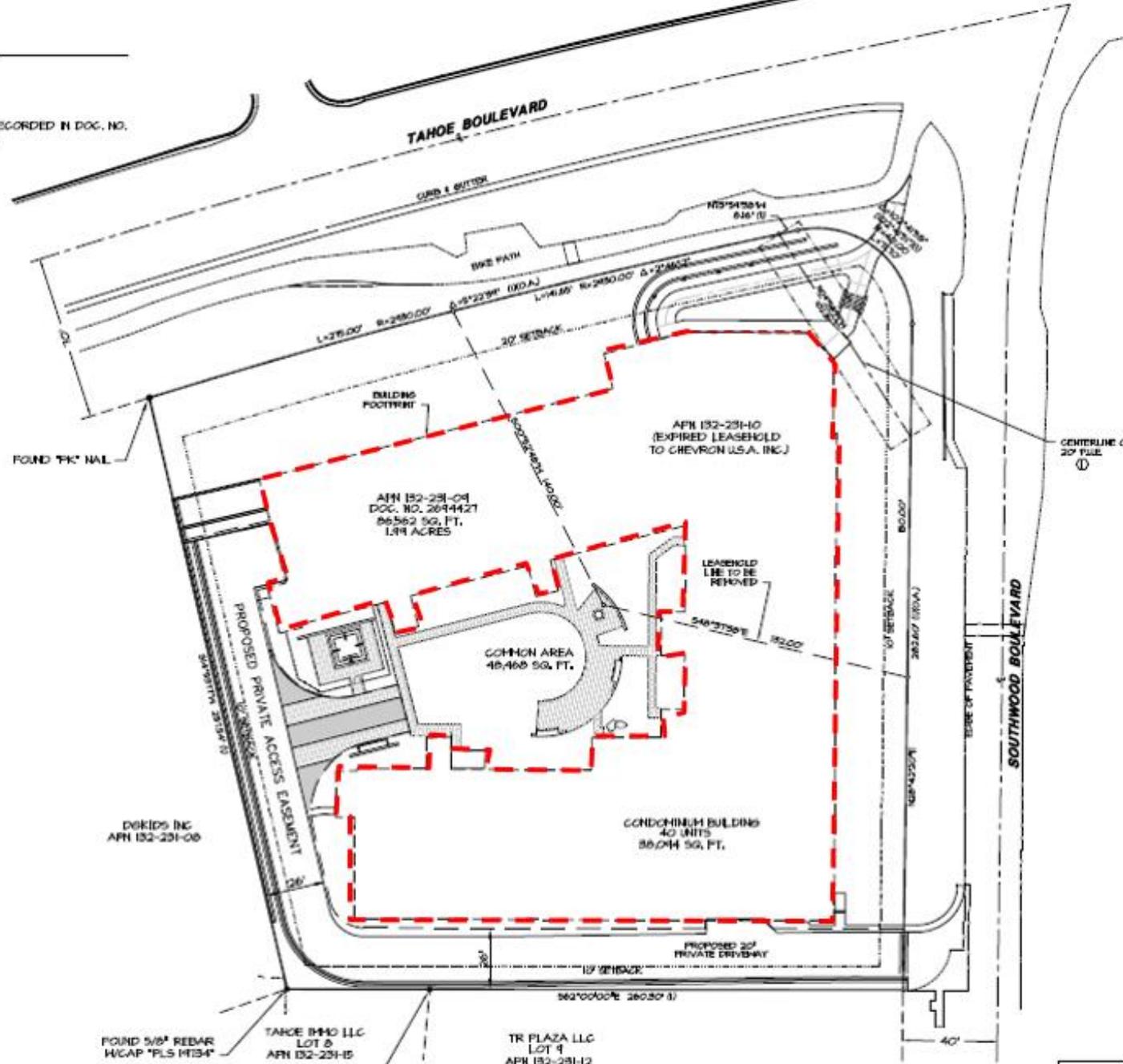
- The amendment also required approval by the TRPA Governing Board
- On June 28, 2023, the TRPA Governing Board approved the proposed amendment with additional mitigation measures defining and setting minimum standards for mixed-use development and workforce housing in Special Area 1, included on page 12 of the staff report
- As these additional mitigation measures are TRPA requirements, TRPA is responsible for enforcing implementation of the mitigation measures associated with the area plan amendment.

# Evaluation



- A new mixed-use development that includes 40 single family dwellings – limited to air space condominiums—925 square feet of commercial floor area and 1.11 acres of common area. The residential units and commercial professional office space will be enclosed within a single, U-shaped building with a maximum height of 56 feet. The maximum height is regulated by TRPA which has already approved the 56-foot maximum height for the proposed development.
- There will be 1.11 acres of common area that will include below-grade parking (95 spaces, 4 of which are handicap accessible), bike storage/parking, fire pits, outdoor seating, a jacuzzi, landscaping, permanent Best Management Practices (BMPs) per TRPA requirements and a rooftop terrace.
- The airspace condominiums will range in size from 925 sf to 4,425 sf. The setbacks for the subject parcel are 30 feet from the front and rear property lines and 12 feet from the side yard property lines. The proposed building footprint meets the required yard setbacks
- Washoe County Code Section 110.438.95 allows grading plans to be submitted and reviewed with a tentative subdivision map application. The proposed grading is consistent with all standards of Article 438, Grading, and no requests to vary standards are a part of this application.

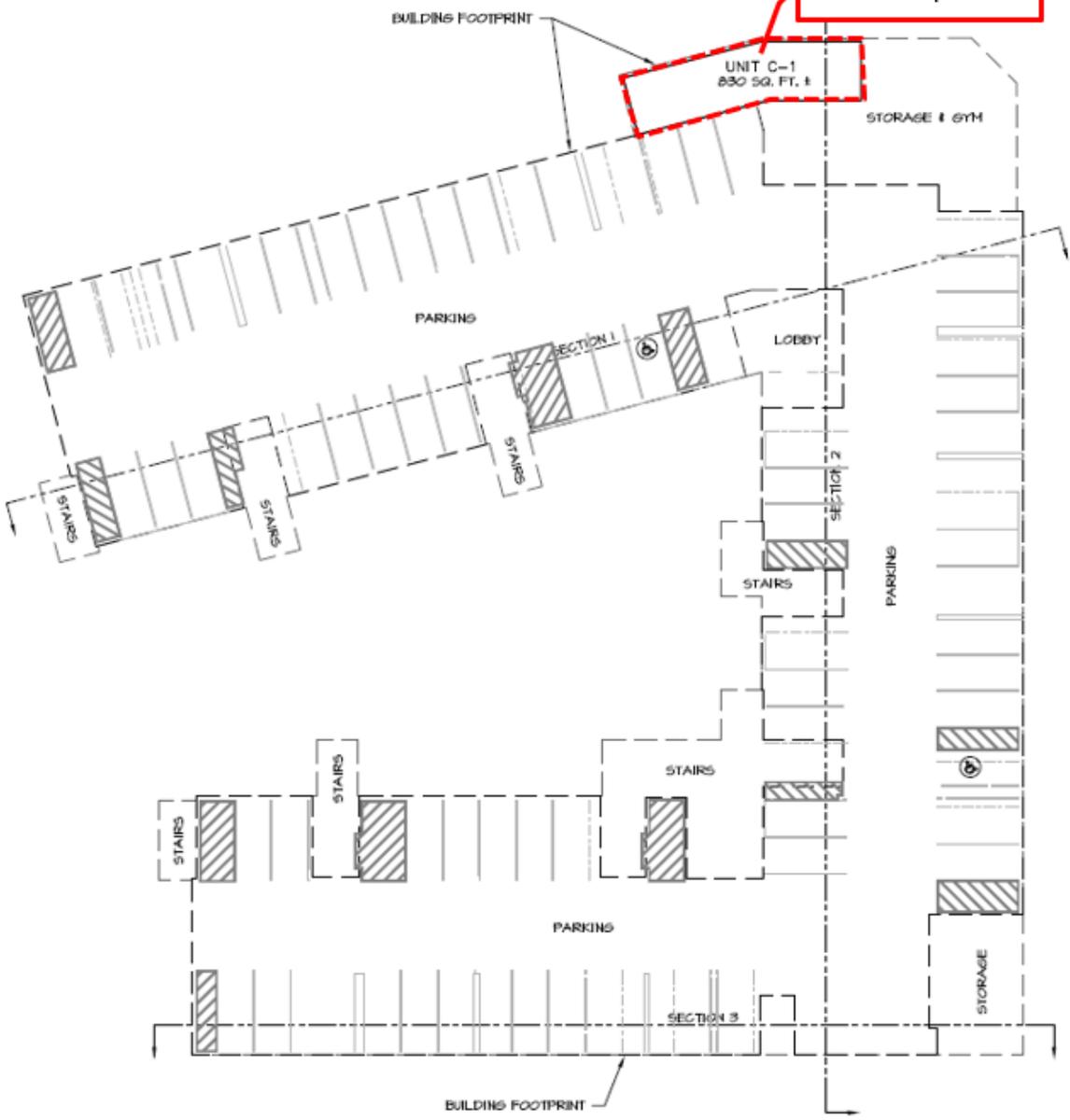
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SURVEY MAP PRE

"Professional Office Space"

UNIT C-1  
830 SQ. FT. ±



BUILDING FOOTPRINT

COMMON AREA

UNIT 105  
2,765 SQ. FT. ±

UNIT 106  
1,366 SQ. FT. ±

UNIT 107  
1,985 SQ. FT. ±

UNIT 108  
2,041 SQ. FT. ±

PARKING

LOBBY

UNIT 112  
1,500 SQ. FT. ±

UNIT 113  
2,066 SQ. FT. ±

UNIT 111  
2,048 SQ. FT. ±

UNIT 110  
2,001 SQ. FT. ±

UNIT 109  
2,186 SQ. FT. ±

STAIRS

STAIRS

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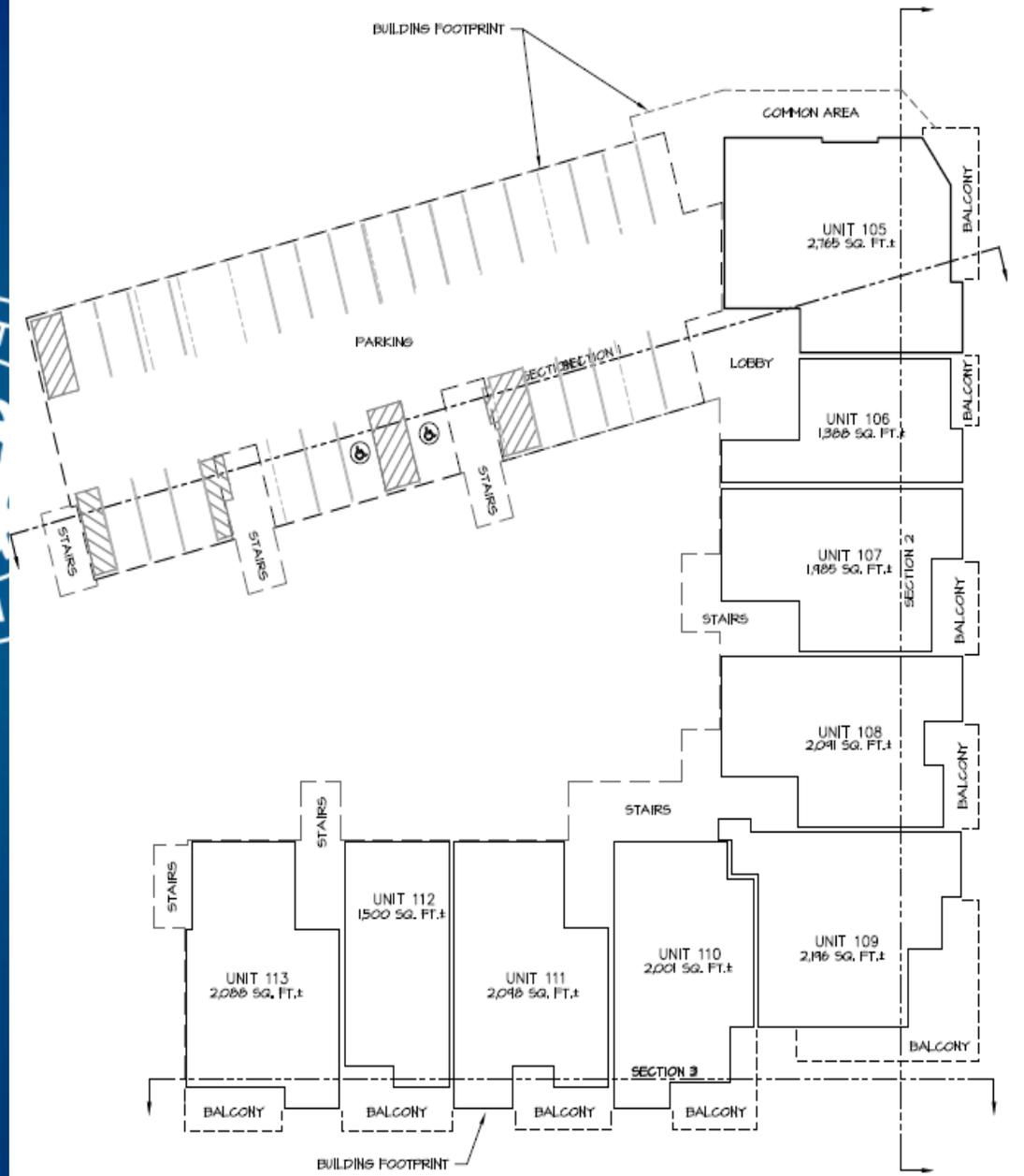
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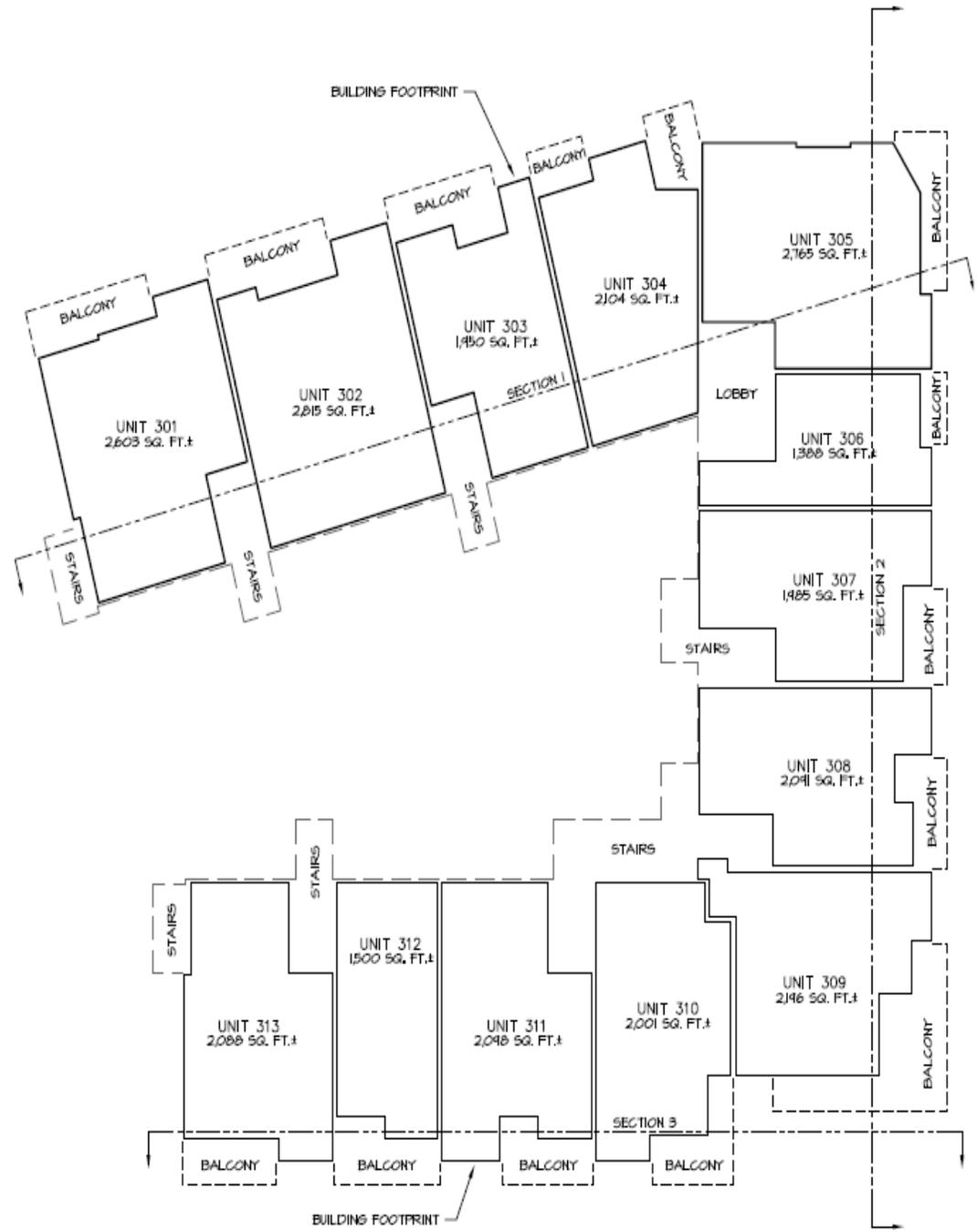
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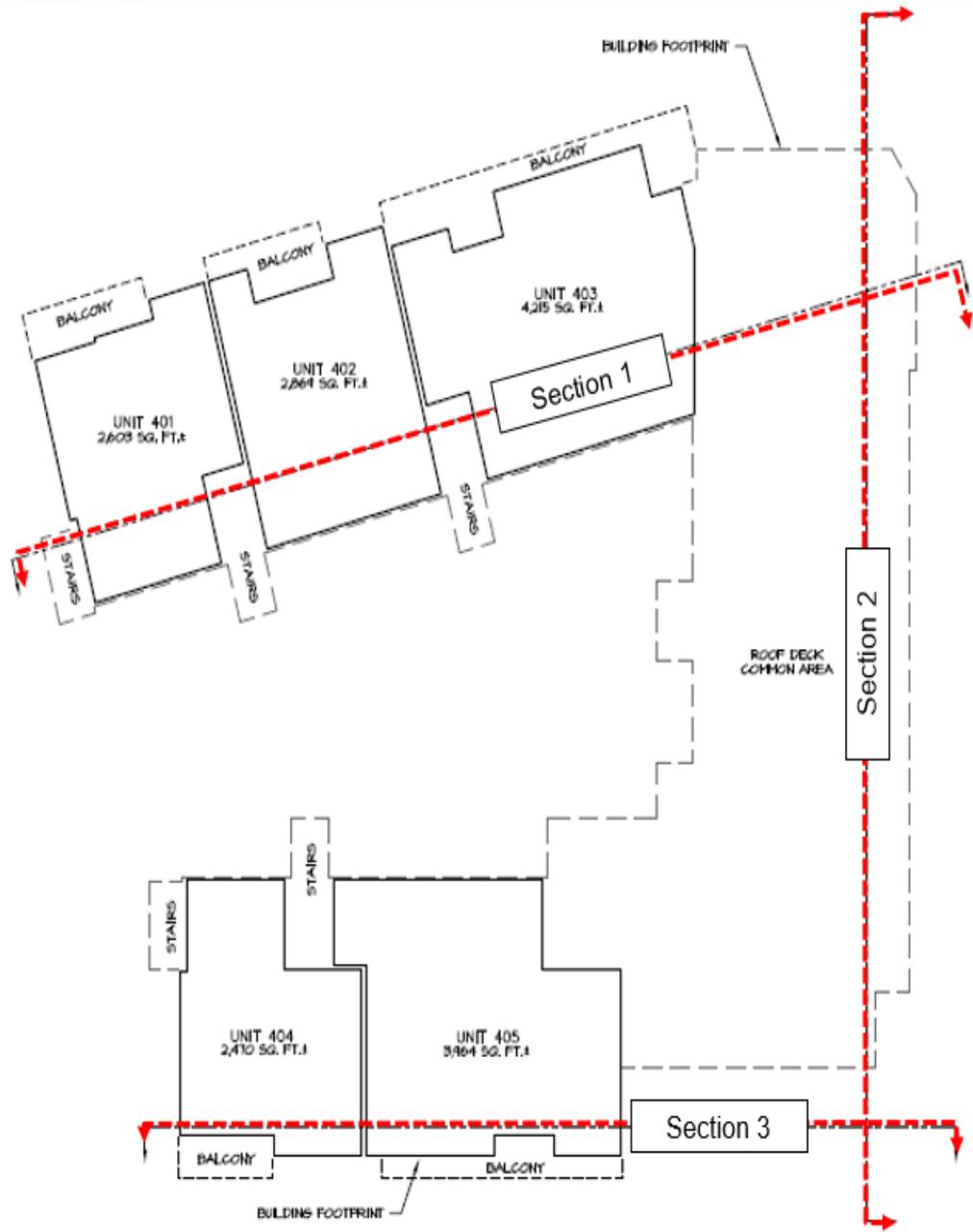
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BALCONY

BUILDING FOOTPRINT



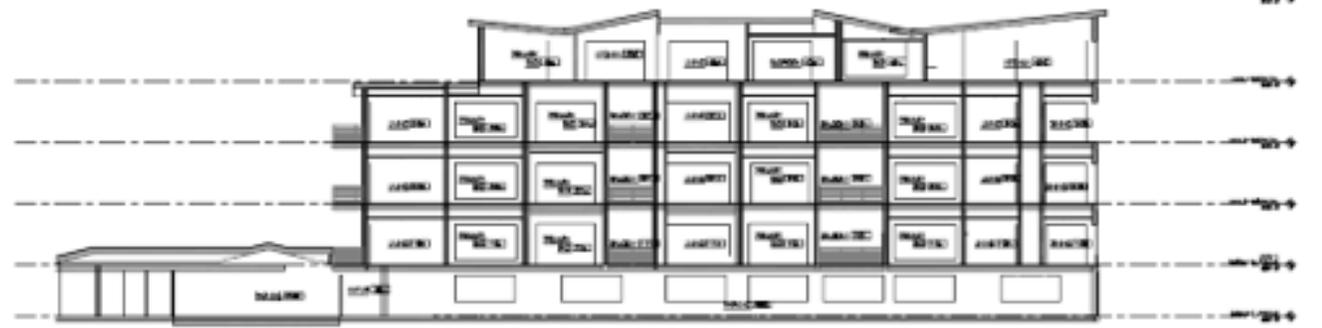




**Airspace Exhibit Section 1**



**Airspace Exhibit Section 2**



**Airspace Exhibit Section 3**

# View looking south from State Route 28 (Tahoe Boulevard)



# Reviewing Agencies



- Incline Village General Improvement District (IVGID) provides water, wastewater, trash and recreational services. IVGID stated in their comments and conditions they will require the submittal of a utility plan signed and wet stamped by a Nevada Licensed Engineer for all water, wastewater and trash services. The “IVGID Board of Trustee” must approve all utilities in which IVGID would supply to the project.

# Transportation Study



- The project is forecasted to generate a total of approximately 174 one-way daily vehicle trips (DVTE) at the site driveways on a weekday, including 14 PM peak-hour vehicle-trips (9 inbound plus 5 outbound).
- The level of service (LOS) at the site access driveway and SR 28/Village Blvd would remain acceptable with the project.
- With implementation of the proposed project, the new site driveways intersecting SR 28 and Southwood Blvd will operate at an acceptable LOS A. The intersection of SR 28/Southwood Blvd/Northwood Blvd will remain at a LOS F with a small increase in delay.
- A review of improvement options indicates that a signal or a roundabout are not warranted. Though the vehicle-hours of delay would be reduced slightly, the LOS would remain at LOS F.
- The project is exempt from a full “vehicle miles traveled” (VMT) analysis based on daily vehicle trip ends (DVTE) required for projects generating more than 200 vehicle trips

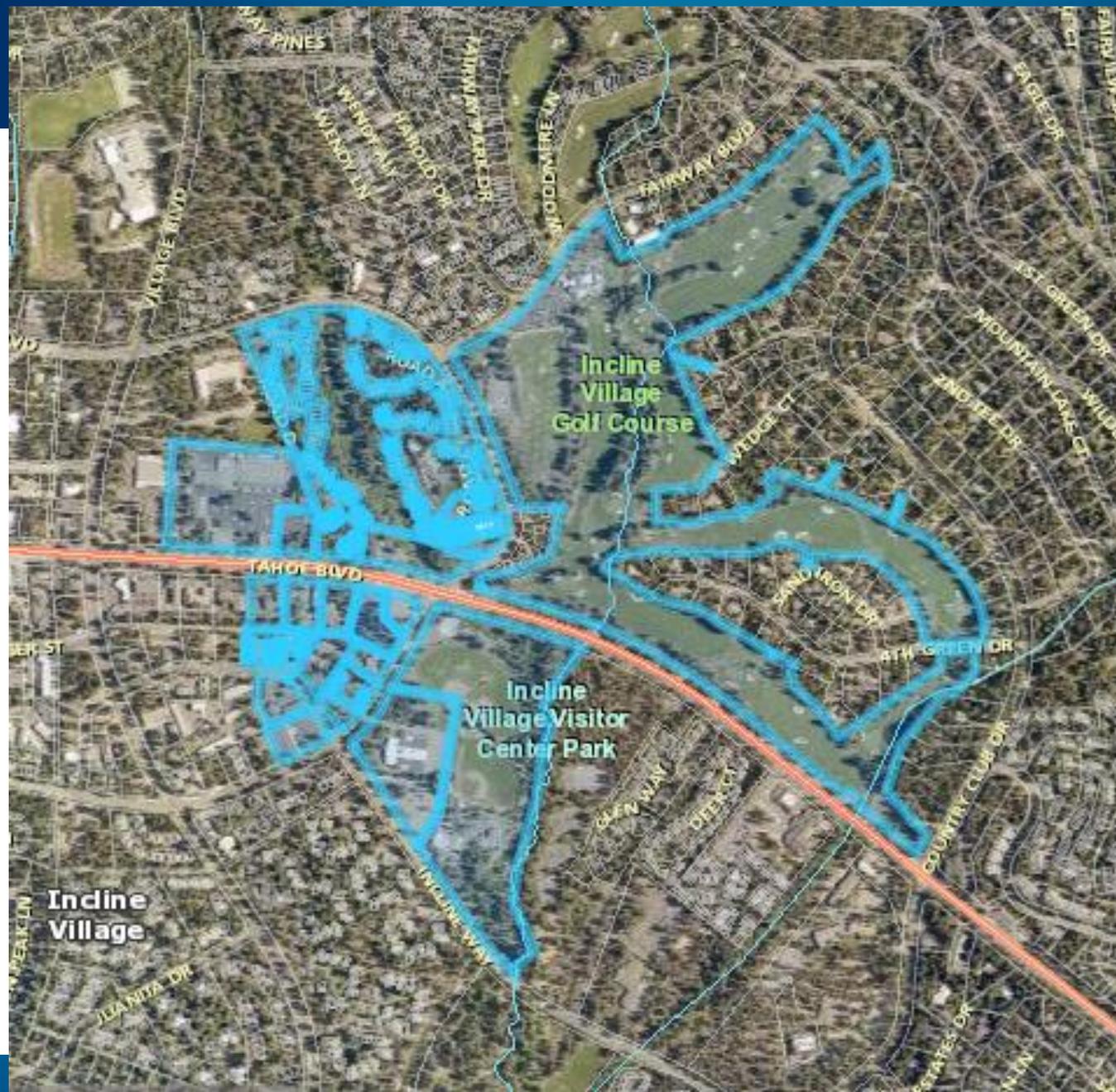
# Roadways and Traffic



- Washoe County Roads Supervisor reviewed the tentative map and provided comments indicating they have no concerns or conditions required.
- The Nevada Department of Transportation (NDOT) provided comments and conditions indicating an encroachment permit will be required and must comply with NDOT's Standard Plans, Access Management System and Standards, Terms and Conditions Relating to Right-of-Way Occupancy Permits, and Drainage Manual requirements. NDOT did not indicate any concerns with potential roadway or intersection impacts.

# Noticing

- A total of 58 separate property owners within 500'



# Findings



- (a) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- (b) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- (c) Type of Development. That the site is physically suited for the type of development proposed;
- (d) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- (e) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;

# Findings cont....



- (f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- (g) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- (h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- (i) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- (j) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

# Possible Motion



**Approval with Conditions:** I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM21-012 for Nine 47 Tahoe, with the conditions of approval included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

# Thank you

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